

075.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

944,800 / 944,800

USE VALUE:

944,800 / 944,800

ASSESSED:

944,800 / 944,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
385		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WEINSTOCK DAVID & TANYA G/ TRS	
Owner 2: WEINSTOCK FAMILY TRUST	
Owner 3:	

Street 1: 385 MYSTIC ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER
Owner 1: WEINSTOCK DAVID & TANYA -
Owner 2: -

Street 1: 385 MYSTIC ST
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .344 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Aluminum Exterior and 2559 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R0 LARGE LOT
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
12/6/2016 1507 Wood Dec 6,500 C
8/4/2015 1081 Manual 33,000 8/4/2015
11/24/2014 1579 Manual 6,500
11/30/2012 1569 Redo Kit 24,500 C

ACTIVITY INFORMATION
Date Result By Name
7/3/2013 Info Fm Prmt EMK Ellen K
4/11/2013 Info Fm Prmt MM Mary M
6/16/2009 Measured 189 PATRIOT
10/21/1999 Mailer Sent
10/21/1999 Measured 263 PATRIOT
12/1/1981 MS

Sign: VERIFICATION OF VISIT NOT DATA
_____

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Price Units Price Factor Type Type Factor Adj Neigh Influ Mod
101 One Family 15000 Sq. Ft. Site 0 70. 0.52 4 Med. Tr -10
548,100
548,100

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 19 - Ranch				Full Bath: 4	Rating: Good			EST GAR MEAS INTER EST BMT.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 3 - Aluminum				A HBth:	Rating:																
Sec Wall: 7 - Brick	10%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Very Good																
Color: red/wht				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																	
Year Blt: 1952	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct: G14	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 1 - Drywall				Functional:		%		Interior:		1	10	5									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors: 4 - Carpet	50%			Total:	26.4 %			Plumbing:													
Bsmnt Flr: 4 - Carpet				<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ: 100.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.26547480				General:													
Electric: 3 - Typical				Const Adj.: 1.01002502				Totals		1	10	5									
Insulation: 2 - Typical				Adj \$ / SQ: 127.816																	
Int vs Ext: S				Other Features: 167500																	
Heat Fuel: 1 - Oil				Grade Factor: 1.10																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC:			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 539059																	
% Com Wal	% Sprinkled			Depreciation: 142311																	
				Depreciated Total: 396747																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 075.0-0001-0006.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:											Total Special Features:					Total:				